

GOVERNMENT SURPLUS LAND AUCTION

The California Department of Transportation will hold a public auction on **Wednesday, November 28, 2018** to sell seven (7) parcels of excess land in the counties of Riverside & San Bernardino. These parcels are unimproved (vacant land). The parcels will be sold by oral auction, all those interested in buying must register to bid starting at 10:00 am on the day of the auction (November 28, 2018), the auction will follow immediately at 11:00 am. All bidders must bring a certified check or money order in the amount of \$1,000.00 to register to bid. The auction will be held in room 805 (8th floor).

Successful bidders will be awarded an "**OPTION TO PURCHASE**" the land described therein, subject to the approval of the California Transportation Commission (CTC) and the California Department of Transportation (Caltrans).

These sales are cash only, there is no State financing available on these sales.. See "**TERMS OF OPTION TO PURCHASE**" for details.

AUCTION PARCELS:

DEED NO.	LOCATION	LOT SIZE	MIN. BID
018773-01-01	SAN BERNARDINO Vacant land; 215 freeway, west of H Street, south of Adell Street	13,476 SF (0.30 acres)	\$ 13,200.00
017741-01-01	RIVERSIDE Vacant land; 91 freeway on La Cadena	34,014 SF (0.78 acres)	\$ 226,000.00
014288-01-01	SAN BERNARDINO Vacant land; 210 freeway, on Madison Street south of 26 th Street	13,107 SF (0.30 acres)	Unannounced
A04200-01-01	SAN BERNARDINO Vacant land; 215 freeway in San Bernardino at Kingman and H Street	34,250 SF (0.78 acres)	\$ 175,000.00
A07835-01-01	CHINO HILLS Vacant land; 71 freeway at Los Serranos Road & Pomona-Rincon Road (COMPARABLE SALES RANGE FROM \$650,000 to \$1,100,000)	163,651 SF (3.76 acres)	Unannounced
018566-01-01	SAN BERNARDINO Vacant land; 215 freeway in San Bernardino at 2nd Street and I Street	15,108 SF (0.34 acres)	\$ 64,200.00
014116-01-01	AGUANGA Vacant Land, near State Routes 79 & 371, south of Route 79	898,642 SF (20.63 acres)	Unannounced



<http://www.dot.ca.gov/property/>

Please see **DATA SHEET** for details.

The auction will be held at:

CALIFORNIA DEPARTMENT OF TRANSPORTATION

Room 805

464 West 4th Street

SAN BERNARDINO, CA 92401

(909) 381-2972

The information contained in this brochure is obtained from sources deemed reliable, however, it is not guaranteed and is supplied solely as an aid to prospective bidders.

Deed # 018773-01-01

Parcel Data Sheet

[All cash sale-State financing is not available on this parcel.]

This is a 13,476 square foot parcel in San Bernardino (San Bernardino County) currently in an industrial zoning designation (Industrial Light)*. The parcels immediate surrounding area is zoned IL (Industrial Light).

Minimum Bid Amount: \$ 13,200

Bid Deposit: \$1,000.00 due at time of auction
balance of 10% of sales price by December 5, 2018 (or upon acceptance of bid by the State, whichever date is later. Note: The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction)

PROPERTY LOCATION: San Bernardino (San Bernardino County)

Thomas Bros. Map SBd 606-G-3

Located in the city of San Bernardino along the west side of "H" Street extending south from Adell Street. This site is adjacent to and easterly of Interstate 215.

LEGAL DESCRIPTION: Portions of lots 1 & 20 of Block 5, as shown on the map of Urbita, city of San Bernardino.

[Due to the lengthiness of the metes and bounds legal description, it is not reproduced here; it is available at the Caltrans office in San Bernardino.]

LIMITATIONS AND INSPECTION

The sale of this property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. Such information as the Department of Transportation may have on the subject will be furnished upon request. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

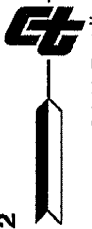
Utilities: Availability of utilities should be checked with local utility companies, the city and/or the unincorporated county area government offices.

Interested parties, upon request, may inspect the property and conduct core or soil sample tests.

*The Department of Transportation makes no warranty as to the existing or future zoning. Prospective bidders are advised to contact the appropriate city and/or county offices for current zoning information and permitted land use. Location of property line fences and/or walls, if any, are assumed to be located on or nearby property lines, but the State does not guarantee proper placement.

EXHIBIT "B-2"

SHEET 2 OF 2



SCALE 1" = 50'

CL IMP. ROUTE 215

MAP OF URBITA

MB 3/54

BLOCK 5

13

19

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POINT OF BEGINNING

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

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PARCEL DD018773-01-01

CITY OF SAN BERNARDINO

PARCEL No.	AREA
DD018773-01-01	13476 +/- S.F. 0.31 Acres

NOTES	STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION
LEGEND	RIGHT OF WAY DIRECTOR'S DEED DD 018773 -01-01
EXCESS LAND PARCEL	No. DD018773-01-01
COMBINED EXCESS PARCELS	18773-01-01 & 18774-01-01



REF. INFO.: DIST. #08 R/W MAP 438511- 13, -15

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	SD	215	5.75	2	2

Deed # 017741-01-01

Parcel Data Sheet

[All cash sale-State financing is not available on this parcel.]

This is a 34,014 square foot parcel in Riverside (Riverside County) currently not zoned*, most likely it will take on the zoning of the surrounding area. The parcel's immediate surrounding area is zoned Business and Manufacturing, Park Zone (BMP) according to Riverside County's general zoning information.

Minimum Bid Amount: \$ 226,000

Bid Deposit: \$1,000.00 due at time of auction
balance of 10% of sales price by December 5, 2018 (or upon acceptance of bid by the State, whichever date is later. Note: The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction)

PROPERTY LOCATION: Riverside (Riverside County)

Thomas Bros. Map SBd 686-A-3

Located in the city of Riverside on La Cadena Drive and South of State Route 91.

LEGAL DESCRIPTION: [Due to the lengthiness of the metes and bounds legal description, it is not reproduced here; it is available at the Caltrans office in San Bernardino.]

LIMITATIONS AND INSPECTION

The sale of this property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. Such information as the Department of Transportation may have on the subject will be furnished upon request. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Utilities: Availability of utilities should be checked with local utility companies, the city and/or the unincorporated county area government offices.

Interested parties, upon request, may inspect the property and conduct core or soil sample tests.

*The Department of Transportation makes no warranty as to the existing or future zoning. Prospective bidders are advised to contact the appropriate city and/or county offices for current zoning information and permitted land use. Location of property line fences and/or walls, if any, are assumed to be located on or nearby property lines, but the State does not guarantee proper placement.



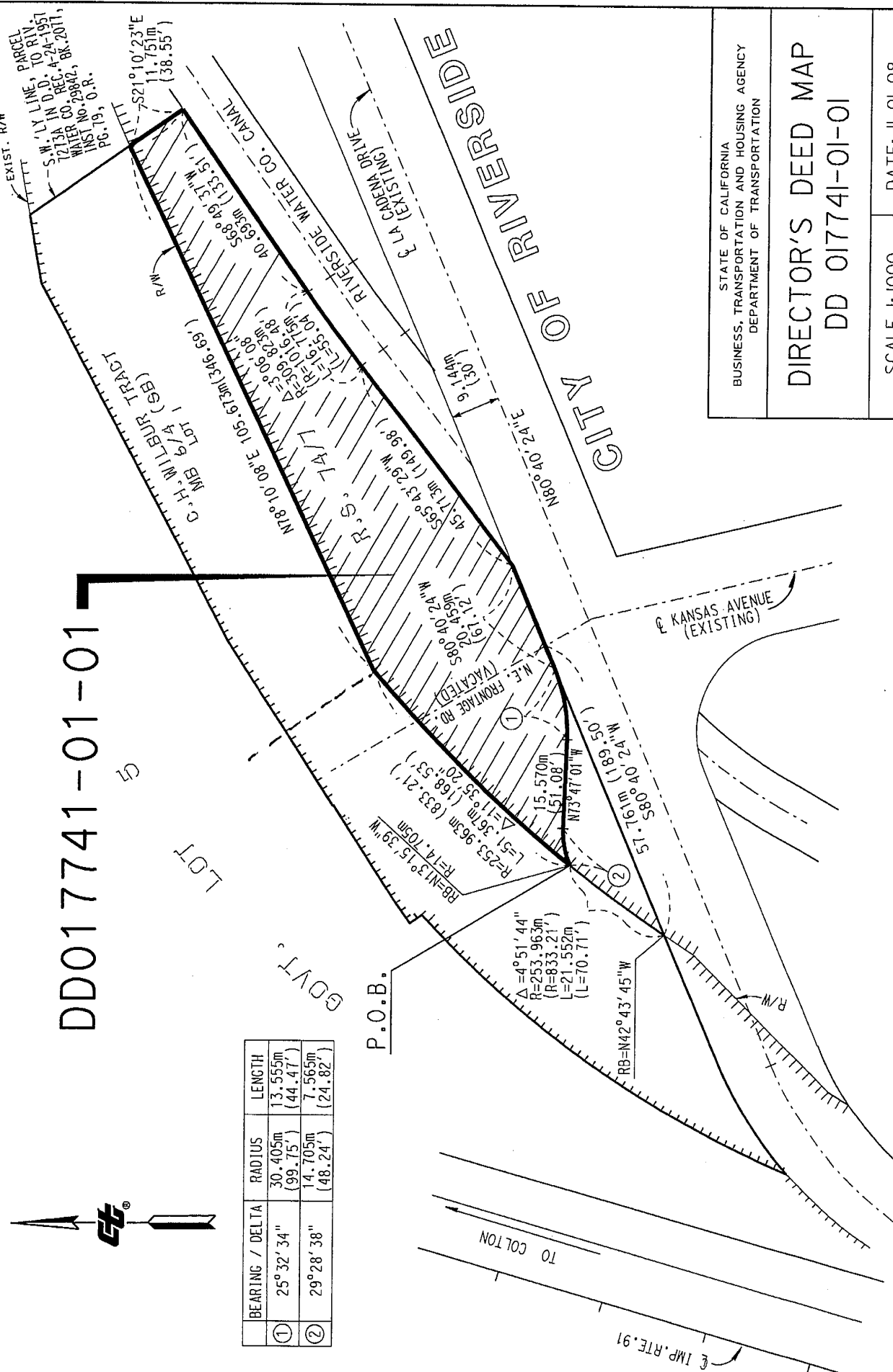
	BEARING / DELTA	RADIUS	LENGTH
①	25° 32' 34"	30.405m (99.75')	13.555m (44.47')
②	29° 28' 38"	14.705m (48.24')	7.565m (24.82')



DIST.	COUNTY	ROUTE	KILOMETER POST
08	RIV	91	34.63

EXHIBIT
"B"
"

SHEET 2 OF 2



Deed # 014288-01-01

Parcel Data Sheet

[All cash sale-State financing is not available on this parcel.]

This is a 13,107 square foot parcel in San Bernardino (San Bernardino County) currently zoned* Residential Suburban (RS) with a minimum lot size of 7,200 SF and a maximum density of 4.5 units/acre. The surrounding area is improved with single family homes.

Minimum Bid Amount: Unannounced

Bid Deposit: \$1,000.00 due at time of auction
balance of 10% of sales price by December 5, 2018 (or upon acceptance of bid by the State, whichever date is later. Note: The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction)

PROPERTY LOCATION: San Bernardino (San Bernardino County)

Thomas Bros. Map C3-576

Located in the City of San Bernardino Northwest of the 210 freeway and West of Madison Street.

LEGAL DESCRIPTION: Portions of lots 31, 32, 33, & 34 of Tract 3429 in the City of San Bernardino.

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DRAWING BY: M. DUVAN
 DATE: 10-14-08
 CHECKED BY: S. MO KEE
 DATE: 10-14-08
 SCRIVER BY: S. MO KEE
 DATE: 10-14-08

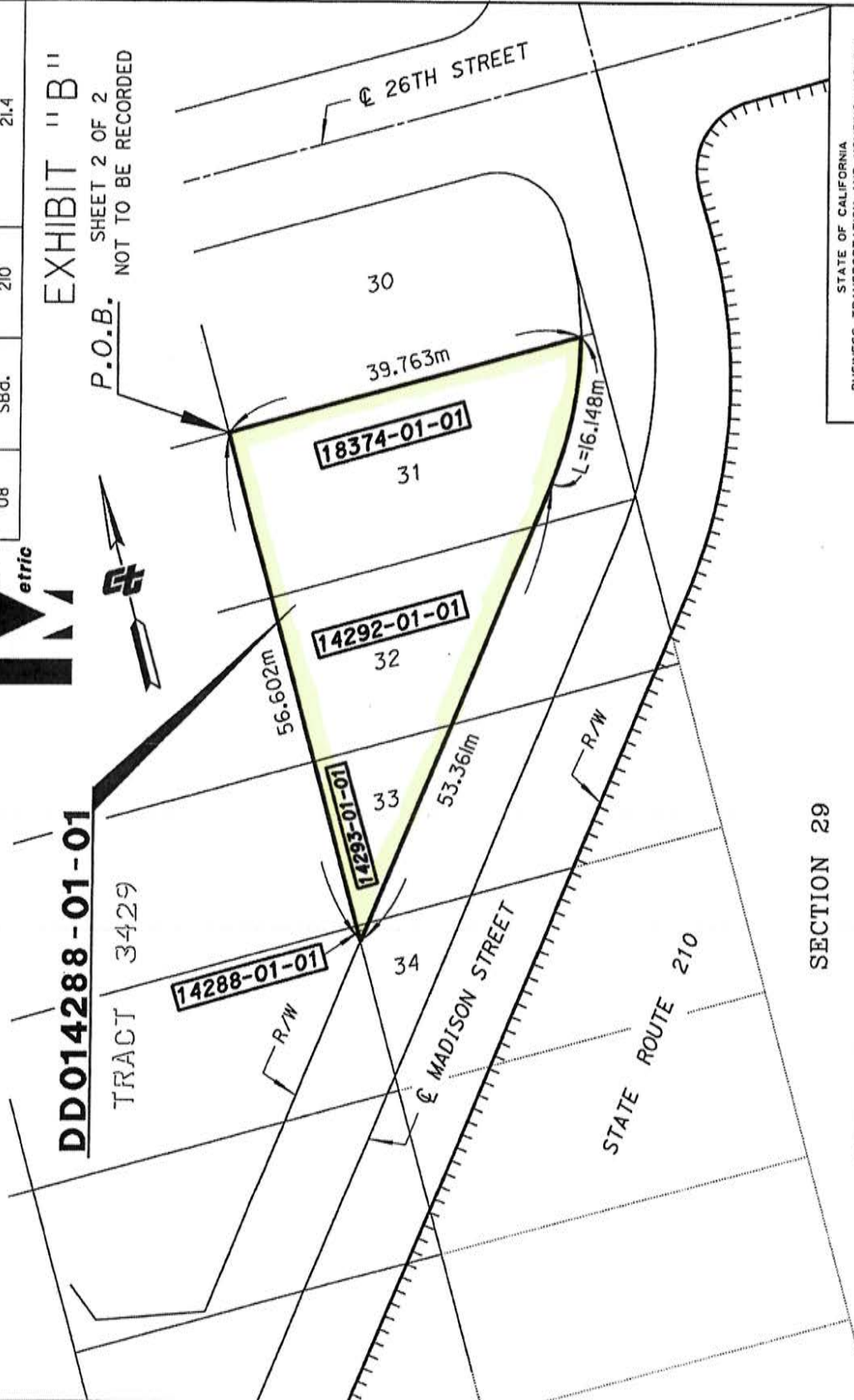
DIST.	COUNTY	ROUTE	MILE POST
08	Sbd.	210	21.4



EXHIBIT "B"
 SHEET 2 OF 2
 NOT TO BE RECORDED

DD014288-01-01

TRACT 3429



SECTION 29

COUNTY OF SAN BERNARDINO
CITY OF SAN BERNARDINO

T.1N. R.4W. S.B.M.

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED MAP
DD014288-01-01

SCALE: 1" = 600' DATE: 11-08-17

Deed # A04200-01-01

[Parcel Data Sheet]

[All cash sale-State financing is not available on this parcel.]

This is a 34,250 square foot parcel in San Bernardino (San Bernardino County) currently not zoned* but most likely will take on the the zoning of the surrounding area, which is Commercial Regional Downtwon (CR-2). There is no minimum land area requirement. CR-2 provides various mixed uses of commercial sites, office service establishments, and multi-family residential use.

Minimum Bid Amount: \$ 175,000

Bid Deposit: \$1,000.00 due at time of auction
balance of 10% of sales price by December 5, 2018 (or upon acceptance of bid by the State, whichever date is later. Note: The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction)

PROPERTY LOCATION: San Bernardino (San Bernardino County)

Thomas Bros. Map SBd 606-F-1

Prime corner lot situated on West Kingman Street & North "H" Street; easterly of I-215 in the city of San Bernardino.

LEGAL DESCRIPTION: Portion of parcels 7 & 8 of Block 25 of the city of San Bernardino.
[Due to the lengthiness of the metes and bounds legal description, it is not reproduced here; it is available at the Caltrans office in San Bernardino.]

LIMITATIONS AND INSPECTION

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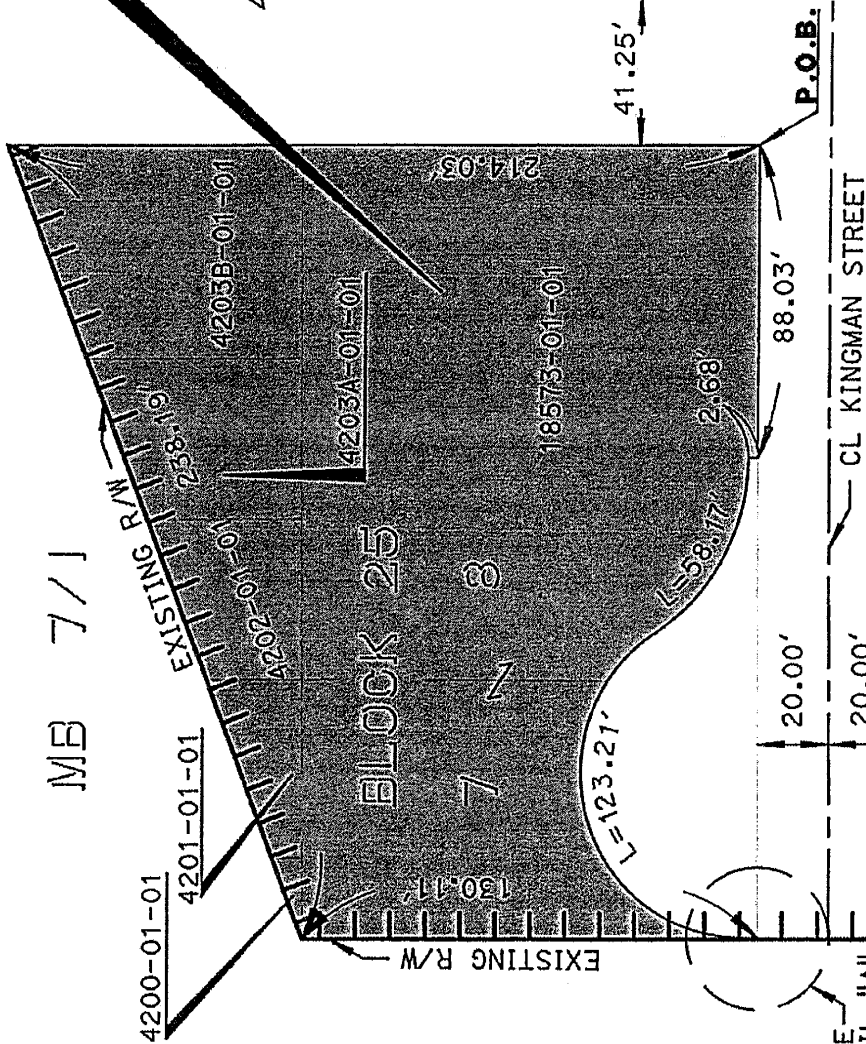
Utilities: Availability of utilities should be checked with local utility companies, the city and/or the unincorporated county area government offices.

Interested parties, upon request, may inspect the property and conduct core or soil sample tests.

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CITY OF SAN BERNARDINO COUNTY OF SAN BERNARDINO

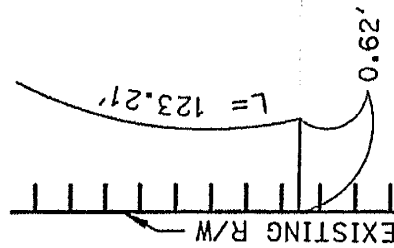
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



MB 7/1

DDA04200-01-01
CONTAINS 34250 SQ.FT.

ROUTE 215



DETAIL "A"
NOT TO SCALE

SEE
DETAIL "A"

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DDA04200-01-01
EXHIBIT "B"

SCALE: 1" = 50'

FEET	0	25	50	100
DISTRICT	08	SBD	1215	7.1
COUNTY				2
ROUTE				2
SHEET				2
NO.				2
TOTAL SHEETS				2

REF. INFO. DIST.08 R/W RECORD MAP 67207-05

Deed # A07835-01-01

Parcel Data Sheet

[All cash sale-State financing is not available on this parcel.]

This is a 3.76 acre parcel (163,651 SF) in Chino Hills (San Bernardino County) not currently zoned*. The parcel's immediate surrounding area is primarily zoned Low Density Residential (R-S) with a few parcels across from the subject property zoned Neighborhood Comercial (C-N).

Minimum Bid Amount: \$ Unannounced (Comparable sales range from \$650,000 to \$1,100,000)

Bid Deposit: \$1,000.00 due at time of auction
balance of 10% of sales price by December 5, 2018 (or upon acceptance of bid by the State, whichever date is later. Note: The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction)

PROPERTY LOCATION: San Bernardino (San Bernardino County)
Thomas Bros. Map SBd G7-681
Located in the city of Chino Hills, westerly of State Route 71, bounded by Los Serranos Road and Pomona-Rincon Road.

LEGAL DESCRIPTION: Portions of lots 9, 10, & 11 in Block A, Map D of Rancho Santa Ana del Chino.

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Deed # 018566-01-01

Parcel Data Sheet

[All cash sale-State financing is not available on this parcel.]

This is a 15,108 square foot parcel in San Bernardino (San Bernardino County) currently not zoned*, most likely it will take on the zoning of the surrounding area. The parcel's immediate surrounding area is zoned General Commercial (CG-1) which has a minimum land area requirement of one acre, although a variance can/may be given for a smaller parcel size. This zoning allows for retail, office, entertainment, warehouse, transportation, and open lot services.

Minimum Bid Amount: \$ 64,200

Bid Deposit: \$1,000.00 due at time of auction
balance of 10% of sales price by December 5, 2018 (or upon acceptance of bid by the State, whichever date is later. Note: The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction)

PROPERTY LOCATION: San Bernardino (San Bernardino County)

Thomas Bros. Map SBd 606-F-1

Located in the city of San Bernardino at the corner of 2nd Street and "I" Street and West of State Route 215.

LEGAL DESCRIPTION: Portions of lots 23 & 24 of Block 9 of Water's Subdivision of Blocks 7, 8, 9, & 10 in the city of San Bernardino.

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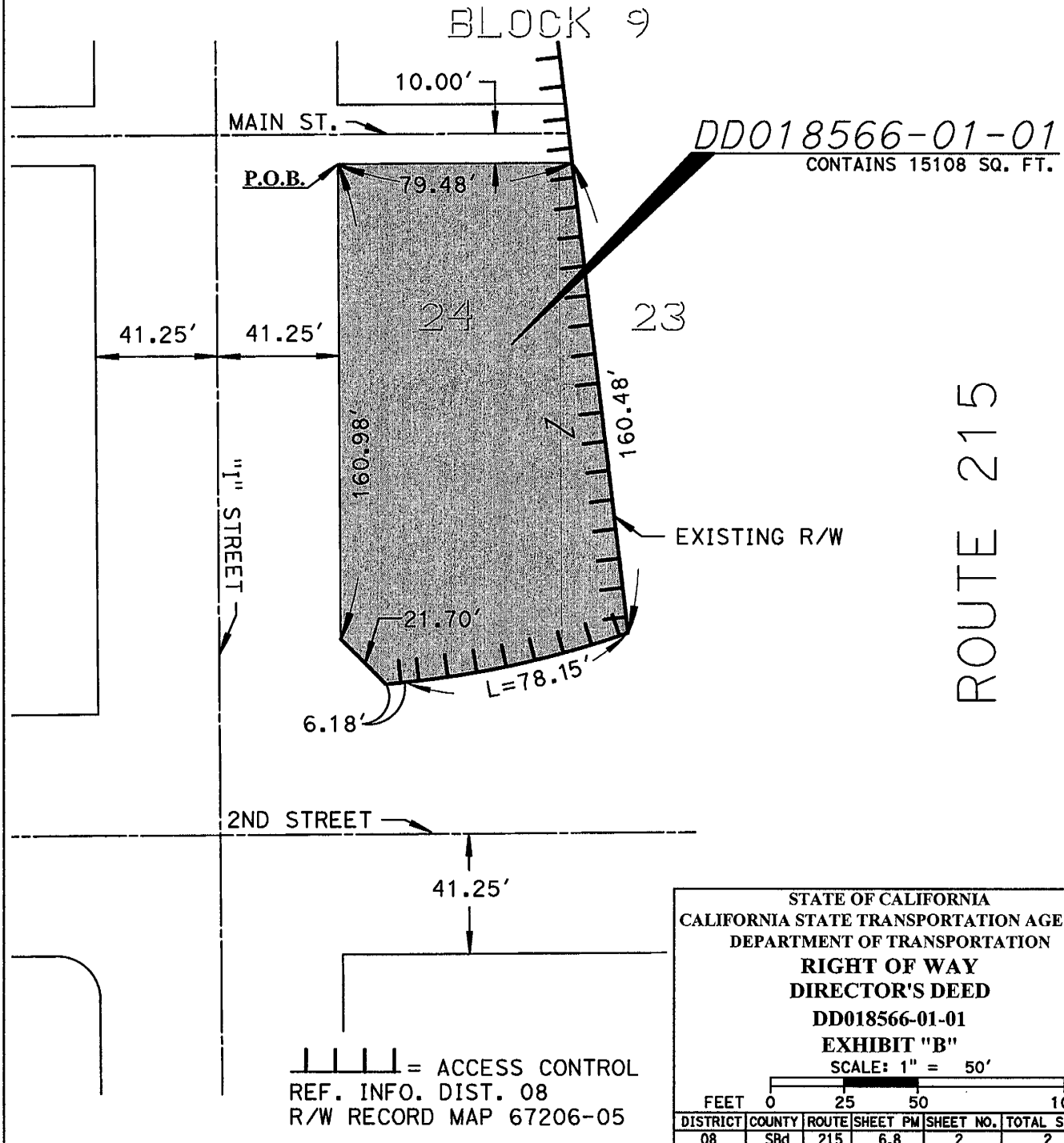
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CITY OF SAN BERNARDINO
COUNTY OF SAN BERNARDINO
WATERS SUBDIVISION MB 6/47



Deed # 014116-01-01

Parcel Data Sheet

[All cash sale-State financing is not available on this parcel.]

This is a 20.63 acre parcel in Aguanga (Riverside County) currently zoned as Rural Residential (RR)*. The RR Land use designation allows one single family residence per 5 acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

Minimum Bid Amount: Unannounced

Bid Deposit: \$1,000.00 due at time of auction
balance of 10% of sales price by December 5, 2018 (or upon acceptance of bid by the State, whichever date is later. Note: The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction)

PROPERTY LOCATION: South side of State Route 79 between Oropeza Lane and High Point Road
Thomas Bros. 982-E-6

LEGAL DESCRIPTION:

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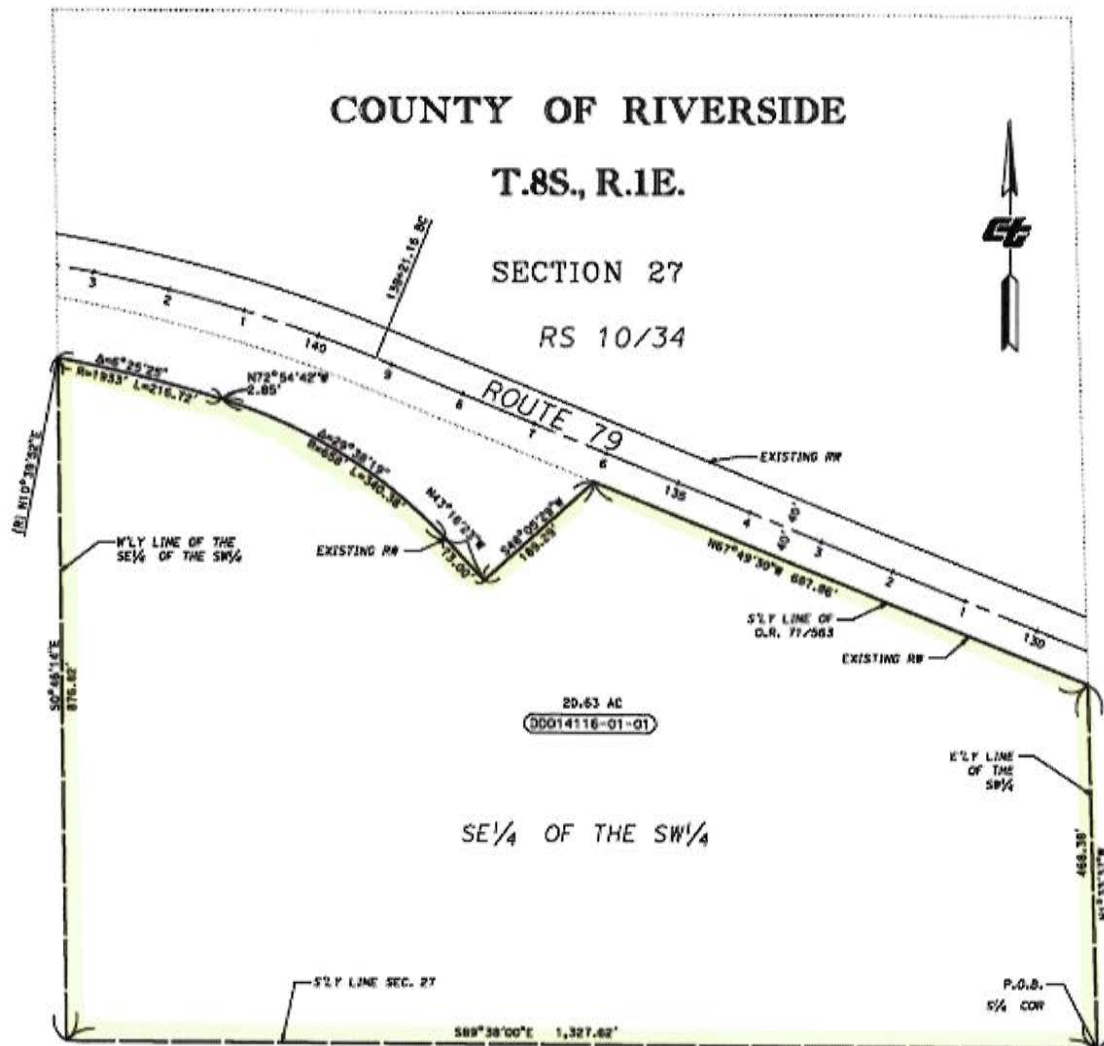
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COUNTY OF RIVERSIDE

T.8S., R.1E.

SECTION 27

RS 10/34



SE 1/4 OF THE SW 1/4

NOTES
All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD014116-01-01**

FEET 0 50 100 200 300

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	REV	79	2,5	2	2

DIRECTOR'S DEED NO. _____
**SALES AGREEMENT-CASH TERMS
OPTION TO PURCHASE**

For the purchase of the following real property in the city of _____, County
of _____ as described in the above-referenced director's deed number, the
undersigned agrees to the terms of this option, and further agrees to pay a purchase price of:

\$_____ to the California Department of Transportation, for the above-referenced
property.

The amount of \$1,000.00 is paid herewith as portion of the required 10% of purchase price non-refundable
earnest money deposit. **The balance of the required 10% option deposit in the form of cash, cashier's or
certified check, or money order is due on or before close of business on December 5, 2018.**

The remaining balance of the purchase price shall be paid by Cash (exact amount only), Cashier's or Certified
Check, or money order, payable to the "California Department of Transportation" on or before the expiration of
the option period.

The option period shall expire on February 28, 2019.

The property shall be conveyed by Director's Deed to: (indicate vesting here)

It is also agreed that all notices and matters arising in connection with this transaction will be given to purchaser
or by mail addressed to purchaser at:

(This address will also be used for County property tax purposes, unless specified otherwise.)

The purchaser shall pay all recording and documentary stamp tax fees, and any other applicable fees. Upon
payment of the balance of the purchase price to the Department of Transportation, this Department will either
record the Director's Deed, or deliver it to the buyer for the purposes of recording. The purchaser may take
possession of said property when the Director's Deed is recorded.

All Provisions of the "TERMS OF OPTION TO PURCHASE" (on the reverse side, or on page two) are hereby
specifically incorporated by reference into this option, and purchaser agrees to perform each of the said TERMS.

Date: _____ Signed _____ Phone No. _____
(See Terms of Option to Purchase - on the reverse side or page two)

The terms and conditions of this agreement are hereby accepted, subject to the approval of the California
Transportation Commission and Caltrans.

John Hotchkiss, Right of Way Excess Land
Caltrans Excess Land Disposal Branch
California Department of Transportation
San Bernardino-District 8

NOTE: The seller may be referred to in this transaction by several names including the "State of California, Department of Transportation,"
"Caltrans," "State," "California Department of Transportation," and "Department of Transportation."

TERMS OF SALES AGREEMENT or OPTION

TO PURCHASE

CASH-CREDIT TERMS: This parcel is to be sold for Cash. All offers or sealed bids shall be presented under cover and shall be plainly identified as a sealed bid, with the appropriate sale number on the outside cover.

REQUIRED OPTION DEPOSIT: All offers/bids must be accompanied by CASH, CASHIER'S CHECK or MONEY ORDER made payable to the CALIFORNIA DEPARTMENT OF TRANSPORTATION in the amount of the required option deposit.

OPTION PERIOD: The option deposit will be the consideration for the option period, the length of which is specified on the "Option to Purchase." The option period shall commence on the day stated on the offer letter or upon receipt of the option deposit, whichever is first. The balance of the purchase price shall be paid on or before expiration of the option period.

EXTENSION OF THE OPTION PERIOD: There may be situations wherein the option holder is unable to complete the Terms of Option within the time allowed for reasons beyond his control. Under these circumstances, the State, at its discretion, may elect to extend the option period. A charge of 1% of the sales price per month will normally be made for such extensions. This charge SHALL NOT be applied toward the purchase price.

FORFEITURE OF DEPOSIT: The option deposit and any additional option deposit shall be NON-REFUNDABLE in the event that the potential purchaser fails to exercise the option within the option period or fails to comply with any and all of the terms of the option as herein provided.

SEALED BID/OFFER FORM: Sealed Bid/Offer must be submitted on a form issued by the Department of Transportation. A copy of the sealed bid/offer form accompanies this notice. If the bid form does not contain an original signature of the bidder, the bid will be rejected. Bid form may be photocopied in case of multiple bids. [The "Option to Purchase" will be used in lieu of the sealed bid form.]

OPTION AGREEMENT:

Sealed Bids/Offers: The Department of Transportation will notify the high bidder/offerer, in writing, that the sealed bid/offer received was the highest and will be submitted to the California Transportation Commission (CTC) for approval. Upon award, the bid form shall become an option agreement and the successful bidder/offerer shall be bound to the terms specified in the Sealed Bid Form/Option To Purchase.

Vocal Bids: High bidder in vocal bidding will be required to sign an Option to Purchase Agreement upon the award of the sale to the highest bidder, subject to approval of the CTC.

TIE BIDS: In the event that two or more high bids (Sealed Bids) are submitted which are equal in amount, the option shall be awarded to a high bidder chosen by lot at the time the bids are opened.

SECOND HIGH BID: In the event that the high bidder (Sealed Bids) fails to exercise the option within the option period the State may, at its discretion, offer the option to the second highest bidder. If the second highest bidder accepts the option, the deposit requirement and terms of option to purchase shall be the same as stated in the Bid Form/Option To Purchase, except that the option period shall commence on the day the option is awarded by the State.

LIMITING CONDITIONS:

(1) The sale under this option is subject to the approval of Caltrans and the CTC. The option deposit money will be refunded without interest if the sale is not approved by Caltrans or the CTC. The purchaser may take possession when the Director's Deed is filed for recording (unless otherwise specified on the "Option to Purchase" form).

(2) When the sale is approved by the CTC and the purchaser elects to exercise the option, the option deposit will be credited toward the bid purchase price.

(3) The State reserves the right to reject any and all bids/offer and to cancel the sale in part or in its entirety, any time prior to the

recording of the Director's Deed. In the event of cancellation of sale and/or rejection of any bids, the respective deposits of money shall be refunded without interest.

(4) The right, title and interest in the property to be sold shall not exceed that vested in the State of California, and this sale is subject to all title exceptions and reservations whether or not of record.

(5) The successful bidder/purchaser shall pay all recording fees, documentary transfer tax, and other real estate transaction taxes or fees by whatever name known, including escrow fees and broker's commission, if any, and personal property taxes where applicable.

(6) Should the successful bidder/purchaser desire a survey of the property, this may be accomplished by an independent surveyor at the bidder's/purchaser's expense. No warranty is made by the Department of Transportation relative to the ground locations of the property lines other than monumented highway right-of-way lines.

(7) The successful bidder/purchaser shall be responsible for complying with local building codes and ordinances. All properties are sold in an "as is" condition.

(8) All Caltrans employees may bid to acquire excess State owned properties except employees who have direct access to information not generally available to the public or who influence the purchase or sale of Right-Of-Way or other real properties.

(9) Property is sold subject to existing tenancies, if applicable.

(10) The sale of this property does not provide approval from any other office of the Department of Transportation, the State of California, or any agency or department exercising jurisdiction over the ownership, use, development, or enjoyment of the property.

ESCROW and PAPERWORK PROCESSING: The State will handle the transfer of the property at NO CHARGE to the successful bidder except for regular transfer and recording fees. This is not considered to be a formal escrow as there is no disinterested third party. Bidder/purchaser may elect to open an escrow within 5 working days of notice of bid/offer acceptance with a mutually acceptable California licensed escrow company at bidder's/purchaser's expense.

TITLE INSURANCE: If desired, successful bidder/purchaser may obtain a policy of Title Insurance at his own expense.

PAYMENTS: All payments shall be made (by mail) to the California Department of Transportation, 464 W. Fourth St. 6th Floor, San Bernardino, CA 92401, in CASH, CASHIER'S CHECK or MONEY ORDER, payable to the order of the **CALIFORNIA DEPARTMENT OF TRANSPORTATION**. Payments may also be delivered to the California Department of Transportation, Right of Way Excess Land Sales Office at 464 W. Fourth Street, San Bernardino, CA 92401. The successful bidder's/purchaser's option deposit will be retained by the State and not placed in an escrow or trust account and does not earn any interest.

EXCESS LAND PUBLIC AUCTION
BIDDER REGISTRATION FORM
CALTRANS DISTRICT – 08 OFFICE BUILDING
464 WEST 4TH STREET, ROOM 805
SAN BERNARDINO, CA 92401

NAME: _____

ADDRESS: _____

PHONE #: _____

EMAIL ADDRESS: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐

POSTED SIGN

☐

EMAIL

☐

CALTRANS EXCESS LAND WEBSITE

OTHER: _____

IF YOU ARE NOT ON OUR EMAIL LIST, WOULD YOU LIKE TO BE ADDED?

☐

YES

☐

NO

CHECK?

☐

YES

☐

NO

PADDLE #: _____